



COURTNEY GREEN

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44 COMPTONS LANE, HORSHAM, WEST SUSSEX, RH13 5NY **GUIDE PRICE £600,000 FREEHOLD**



Courtney Green are delighted to offer for sale this older style detached house in need of refurbishment and modernisation, located in a prime residential position within walking distance of Millais and Forest Secondary schools. Offered for sale with **NO CHAIN**, the accommodation comprises on the first floor, four bedrooms (one of which is off another), and a bathroom. Downstairs there is an entrance hall, sitting room, dining room and a kitchen. The property has a gas fired heating system to radiators and is majority double glazed. Internal viewings with Courtney Green are essential to appreciate the potential for improvement.

Ref: 21/5009/27/04



Double glazed UPVC **Front Door** to

Entrance Hall

Radiator, under stairs cupboard.

Sitting Room

Double glazed double aspect to the front and rear with French doors to the rear garden, radiator, tiled fireplace, two wall lights points, recessed display unit.

Dining Room

Double glazed double aspect to the sides, radiator, built in cupboard.

Kitchen

Double aspect to the sides. Fitted with light oak base and wall mounted cupboards and drawers, complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink unit with chromium monobloc tap, space for gas cooker, space for fridge and washing machine. Larder cupboard.

Turning staircase to the

First Floor Landing

With loft hatch, airing cupboard housing wall mounted gas fired boiler, further cupboards.

Bedroom One

Double glazed double aspect to the side and rear with French doors to a large balcony, radiator.

Bedroom Two

Double glazed front aspect, built-in double width wardrobe cupboard and recessed shelf cupboard, tiled fireplace, radiator, door to

Bedroom Three

Double glazed double aspect to the front and rear, radiator, double and single wardrobe cupboard with sliding drawers and overhead storage, further double width wardrobe cupboard.

Bedroom Four

Double glazed front aspect radiator, over stairs cupboard.

Bathroom

Frosted double glazed side aspect. Walk-in shower cubicle with Myra electric shower unit, pedestal wash hand basin, low-level WC chrome towel rail, tiled walls.

OUTSIDE

To the front of the property there is a driveway providing off road parking leading to an

Integral Garage

With up and over door, rear personal doors.

The front garden comprises a circular flower bed, areas of lawn, maturing flower and shrubs.

Access either side of the property leads to the rear garden which is of good size and enjoys a southerly aspect. The established garden comprises a large expanse of lawn with various shrubs and flowers and incorporates a feature ornate pond. A side courtyard area adjoins the rear of the property where there is an outside WC and brick store.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

